

Thin-record demo — Tuolumne County, CA

Parcel-level groundwater due diligence · eight-section report

REPORT DVN-2026-0717-V2M4 · ISSUED 2026-07-17 · engine-v2.0-dev · POINT 38.0248, -120.3142

ADDRESS NOT PROVIDED AT INTAKE (–) · APN NOT PROVIDED AT INTAKE (–) · COUNTY TUOLUMNE (unanimous county name on DWR i07 well records at and around this point) · TRANSACTION PURCHASE

SECTION 1

Property identity & summary

Summary of determinations

ITEM	DETERMINATION	BASIS
Groundwater status	NOT SCORED. The record is below the grading threshold	SECTION 4
Well completion record	NOT SEARCHED. No APN provided at intake	SECTION 2
Published water quality nearby	REPORTED on 7 of 7 panel analytes within 3 mi; none above reference	SECTION 3
Adopted plan criteria	NOT IN RANGE of any adopted criteria site	SECTION 4
Rental well-testing duty (AB 2454)	NOT TRIGGERED by the declared transaction and source	SECTION 6
County rules	NOT YET COMPILED for this county. Stated as a limit	SECTION 6
Document verification	SIGNED BUNDLE ISSUED with this report	SECTION 8

For the basis of each determination, read the section cited. This summary is not valid apart from the full report and its signed bundle.

Water source, as declared and evaluated

unknown · Seller-reported. Confidence: Very low. The record offers little or no support; this statement is flagged and not scored. No water source declared at intake. The record cannot determine it; confirm with the seller and the county.

LOW DATA — NOT SCORED

CONFIDENCE: LOW — FLAGGED, NOT SCORED

The record around this point is too thin to grade; per methodology it is flagged, not scored.

Key flags

- Thin monitoring record: this point is flagged, not scored, per methodology. Disclosed before payment at intake.
- No well completion record filed against this parcel's APN (APN not provided). Section 2.

SOURCE COVERAGE: all sources retrieved 2026-07-17 (20:48–20:48 UTC). Water-source and seller statements carry a source status (Verified · Partially verified · Seller-reported · Contradicted) and a confidence level; the labels are printed where each statement appears.

SECTION 2

Well profile

No completion record is filed against this parcel's APN. No APN was provided at intake, so the parcel-specific search could not run; supplying the APN allows it. Absence of a filed record does not mean absence of a well: records predating 1949 and some later work were never filed. Request the driller's log from the seller.

Nearby completion records: context, not the subject well

WCR NUMBER	DIST	DEPTH	WORK ENDED	USE
WCR0261408	0.22 mi	260 ft	1980-08-30	Water Supply Domestic
WCR0261409	0.22 mi	340 ft	1984-08-11	Water Supply Domestic
WCR0294170	0.22 mi	515 ft	1983-01-18	Water Supply Domestic
WCR0294171	0.22 mi	200 ft	1980-10-16	Water Supply Domestic
WCR0294172	0.22 mi	350 ft	1979-09-28	Water Supply Domestic
WCR1980-000734	0.22 mi	320 ft	1980-08-20	Water Supply Domestic

These are the closest filed completions within 1.0 mi. None is asserted to be this parcel's well.

Proximity context

No qualifying monitoring stations within 6.5 mi · no plan criteria sites within 8 mi · 1296 filed completions define the area's domestic depth profile (median 350 ft)

SECTION 3

Water quality

What this section is and is not. No public dataset holds this parcel's own tap results unless its well was sampled by a public program. The results below are the most recent published results at sampled wells within 3.0 miles, per analyte: the neighborhood record, cited well by well. The parcel's own water is **unknown until tested**; the recommended panel below is how it becomes known.

ANALYTE	NEAREST RESULT	WELL TYPE	DIST	SAMPLED	STATUS VS REFERENCE
Nitrate as N	below reporting limit	Municipal	0.45 mi	2023- 06-20	not detected (below the reporting limit; reference 10 MG/L)
Arsenic	below reporting limit	Municipal	0.45 mi	2022- 12-12	not detected (below the reporting limit; reference 10 UG/L)
Chromium, Hexavalent (Cr6)	below reporting limit	Municipal	0.57 mi	2025- 03-18	not detected (below the reporting limit; reference 10 UG/L)
Uranium	14.4 pCi/L	Municipal	0.57 mi	2025- 08-05	within reference (California primary MCL is 20 PCI/L)
Total Dissolved Solids	210 MG/L	Municipal	0.57 mi	2024- 10-18	within reference (California secondary MCL (recommended level; upper 1,000) is 500 MG/L)
Perfluorooctanoic acid (PFOA)	below reporting limit	Municipal	0.57 mi	2025- 11-04	not detected (below the reporting limit)
Perfluorooctane sulfonate (PFOS)	below reporting limit	Municipal	0.57 mi	2025- 11-04	not detected (below the reporting limit)

SOURCE: SWRCB GAMA Groundwater Information System via data.ca.gov (74 sampled wells in radius). Reference values are drinking-water standards that legally bind public water systems; for a private well they are reference points, which is how the State Water Board's own domestic-well guidance uses them.

Recommended tests for this property and region

- **Total coliform and E. coli:** baseline for any domestic well; the standard bacteriological screen at point of sale
- **Nitrate as N:** the most common agricultural-area contaminant; reference 10 MG/L
- **Arsenic:** naturally occurring in Central Valley and desert basins; reference 10 UG/L
- **Total dissolved solids and electrical conductivity:** salinity screen; sampled wells in this radius carry TDS results
- **PFAS panel (EPA 533 or 537.1):** PFAS detections are reported at sampled wells within the search radius
- **Hexavalent chromium:** sampled within the search radius; California MCL 10 UG/L effective October 1, 2024
- **Uranium:** sampled within the search radius; reference 20 PCI/L

Known / unknown / needs retesting. Known: the published neighborhood results above, each with its own date. Unknown: this parcel's own water, until a certified lab tests it. Needs retesting: any parcel result older than the transaction cycle. Lenders and health departments commonly treat results older than 6 to 12 months as stale.

RESOURCES: State Water Board private domestic well testing page (waterboards.ca.gov/drinking_water/certlic/drinkingwater/private-domestic-well-testing.html) · GAMA Groundwater Information System (gamagroundwater.waterboards.ca.gov) · state-certified laboratory list via SWRCB ELAP. Free-testing program eligibility is boundary-dependent; check the first link.

SECTION 4

Groundwater context

Local trend: not gradable on the available record.

Too few qualifying records within radius; per doctrine this point is flagged, not graded.

Satellite context (GRACE-FO, 20260713): regional storage signal for the ~8-mile cell containing this point. Regional context only. Never a parcel verdict, and no alert is ever raised on it.

SECTION 5

Transaction risk

Purchase: the buyer inherits the well as-is; the record above is the baseline the offer should price.

Questions a lender or buyer will ask

- Is there a current well completion record or driller's log for this parcel?
- When was the water last tested, by which lab, and for which analytes?
- What is the well's yield and has it changed seasonally?
- Is the well shared, and is the agreement recorded?

Inspection and test urgency

Order the bacteriological and chemical panel now; results take days and closings do not wait.

Escrow checklist

- Well completion record or driller's log in the transaction file
- Current water test (bacteriological + regional chemical panel) in the file
- Shared-well agreement located and recorded, if applicable
- Water source disclosure language matches the record
- This report and its signed bundle retained in the closing packet

Disclose and verify before closing. Every factual claim this section leans on appears, with its source, in sections 2-4 and the appendix.

SECTION 6

Compliance triggers

Transfer disclosure: the well is a material fact

California's Transfer Disclosure Statement requires disclosure of known material facts; the water source, any known quality or yield problems, and shared-well agreements are material. A shared well should have a recorded agreement covering cost, maintenance, and access; request it in escrow.

SOURCE: Civil Code §1102 et seq.

Dry or failing well: free state reporting

A dry or failing domestic well can be reported to DWR's dry well reporting system, which routes to county drought assistance where available. Anonymous reports are accepted.

SOURCE: DWR; mydrywell.water.ca.gov

County and local rules add to state law

County-specific transfer, testing, and well-permit rules for Tuolumne are not yet compiled in this report version. Local rules can add requirements state law does not; confirm with the county environmental health department. This is a stated limit of the current report, not an assurance that no local rule applies.

SOURCE: report limit; stated, not assumed

Edge cases belong with counsel

Shared-system agreements, storage and hauling arrangements, unpermitted work, and well-access disputes are legal questions for counsel, not this report.

SOURCE: standing note

Recommended actions

- Order the recommended tests in section 3 from a state-certified laboratory; the State Water Board publishes the certified-lab list.
- Request the well completion record: from the seller first, then DWR's Well Completion Report records request if unfiled locally.
- Add water-source disclosure language to the transfer disclosure now, not at signing; amend if test results arrive later.
- If the escrow timeline extends past 90 days, re-run this report; levels, criteria, and quality records all move.
- Keep the packet: report, signed bundle, test results, completion record. The file is the product.

Evidence appendix

Retrieval log

DATASET	QUERY	RETRIEVED (UTC)	ROWS
DWR Periodic Groundwater Level Measurements	6.5 mi station radius + measurement series	2026-07-17T20:48:13Z	0
DWR SGMA Monitoring Network Module (gspmd)	criteria sites within 8 mi	2026-07-17T20:48:13Z	0
DWR i07 Well Completion Reports	area depth percentiles	2026-07-17T20:48:13Z	1296
GRACE-FO mascon (regional)	20260713	2026-07-17T20:48:13Z	1
DWR i07 Well Completion Reports	1.0 mi box around point	2026-07-17T20:48:13Z	165
SWRCB GAMA: All Wells (locations)	3.0 mi box	2026-07-17T20:48:13Z	74
SWRCB GAMA: DDW results 2020-present	3.0 mi box, panel of 7	2026-07-17T20:48:14Z	393
SWRCB GAMA: GAMA program results	3.0 mi box, panel of 7	2026-07-17T20:48:15Z	0

Data freshness

Every figure in this report carries the date of the record it comes from, printed beside it. The retrieval log above dates the pull itself. Where the newest record predates the pull by years, that gap is itself reported, not smoothed over.

Methodology

engine-v2.0-dev · grading rubric unchanged from the published methodology: a point is scored only at two or more qualifying stations; an elevated grade requires an adopted threshold below the area's median domestic well or multi-decade decline at two or more long-record stations; satellite (GRACE) context is regional only and is never a parcel verdict; a margin is the distance between two published numbers, not a forecast, and this report never predicts that any well will or will not fail. Below the data threshold the report is flagged and not scored; false comfort and false alarm are equal defects.

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